



May 8, 2013

**Item No. 12-Amended**

**Authorization to provide funding to the Central Advisory Council (CAC),  
in the amount of \$188,867.64, in order that the CAC may negotiate  
and enter into a contract with Gold Star Security to conduct and manage the CAC and Local  
Advisory Councils (LACs) tenant elections.**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to provide funding to the Central Advisory Council (CAC), in the amount of \$188,867.64, in order that the CAC may negotiate and enter into a contract with Gold Star Security to conduct and manage the CAC and Local Advisory Councils (LACs) tenant elections.

The Central Advisory Council has completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**FUNDING:** General Funds

**SOLICITATION SUMMARY**

**Specification No.:** 2012

**Vendor:** Gold Star Security  
4505 S. Indiana  
Chicago, IL 60653  
(773) 285-1800  
(312) 656-2221(cell)

**Contract Type:** (Professional Services)

**Base Contract Amount:** \$188,867.64

**Base Contract Period:** 1 year

**Option Period:** none

**Publication(s):** SunTimes, Defender

**Vendor List:** 9

**Pick-up List:** 6

**Solicitation Release Date:** 8/10/2012

**Days Advertised:** 3

**Addendum:** 1

**Pre-Bid/Proposal Date:** 8/15/2012

**Solicitation Due Date:** 9/5/2012

**Assist Agencies:** none

**Respondents:** 2

**M/W/DBE Participation:**

**Direct:**

MBE \_\_\_\_% WBE \_\_\_\_% DBE \_\_\_\_%

**Indirect:**

MBE \_\_\_\_% WBE \_\_\_\_% DBE \_\_\_\_%

Waiver \_\_\_\_ (Yes/No)

**Section 3:**

Hiring \_\_\_\_ (#) Subcontracting \_\_\_\_ (\$) Other Economic Opportunities \_\_\_\_ (\$)

**GENERAL BACKGROUND**

The Central Advisory Council (CAC) is the jurisdiction wide resident council duly formed pursuant to Federal regulations issued by the U.S. Department of Housing and Urban Development (HUD) at 24 CFR Part 964. Local Advisory Councils (LAC) are resident councils duly formed under Part 964, and elected by CHA public housing tenants residing at various CHA developments. The Presidents of each LAC constitute the Board of Directors for the CAC, and constitute a jurisdiction wide resident council under Part 964. The CAC Board members meet after CHA tenants have formed LACs, and elected LAC Presidents, and elect CAC officers from among those LAC Presidents serving on the CAC Board. The elected CAC Board members elected as officers of the CAC Board, then serve as members of the CAC Executive Committee.

Federal regulations at 24 CFR part 963 require tenant elections for all resident councils every four years. The tenant elections for the CAC and the LACs have been delayed by complications arising from a change in the procurement process for the selection of an election contractor. A Request for Proposals (RFP) for Conducting and Managing the CAC/LAC Election was issued on August 10, 2012. An addendum to the RFP was issued on August 15, 2012. Two bids were received in response to the RFP. The two bids received were from Gold Star Security, and the Alexis Bivens firm. The total amount in the bid by Gold Star Security was \$343,324.71, with \$30,777.71 being allocated for security. The total amount in the bid by the Alexis Bivens firm was 396,442.00, with \$18,998.70 being allocated to security. The CAC had discussions with CHA officials on these bids regarding CHA's concerns with the cost contained in the bids. It was agreed that the matter would not be presented to the CHA Board at that time, and that additional steps would be taken to address the cost concerns expressed by CHA officials.

The Chicago HUD office was made aware of the delay resulting from the change in the procurement process, and issued recommendations and guidance for the procurement process going forward, and also recommended that the CHA and CAC reach an agreement to continue the recommended procurement process and guidance, notwithstanding that the period for conducting the tenant elections under Part 964 would be extended. The recommendations and guidance issued by the Chicago HUD office included exploring whether an Intergovernmental Agreement with the Chicago Board of Elections (CBOE) was an alternative to the procurement process. The CAC Election Committee, comprised of tenants who will not be candidates in the upcoming followed the guidance and recommendations issued by the Chicago HUD office. The CAC Election Committee and a CHA official met several times with officials, and subsequently received a proposal for managing and conducting the CAC and LAC tenant elections. The CBOE submitted a proposal and cost estimate in January, 2013.

The CBOE proposal was evaluated by the CAC Election Committee, and compared with the two bid proposals received in response to the Election Contractor RFP and Addendum. The CAC Election Committee subsequently determined that Gold Star Security was the lowest responsible bidder. Based on the above, it is recommended that the CHA Board of Commissioners authorize funding not to exceed \$188,867.64 for the CAC to negotiate and execute a contract with the Gold Star Security to manage and conduct CAC and LAC elections in accordance with Federal regulations issued by HUD at 24 CFR Part 964.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

**RESOLUTION NO. 2013-CHA-38**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 8, 2013 entitled “Authorization to provide funding to the Central Advisory Council (CAC), in the amount of \$188,867.64, in order that the CAC may negotiate and enter into a contract with Gold Star Security to conduct and manage the CAC and Local Advisory Councils (LACs) tenant elections”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to provide funding to the Central Advisory Council (CAC), in the amount of \$188,867.64, in order that the CAC may negotiate and enter into a contract with Gold Star Security to conduct and manage the CAC and Local Advisory Councils (LACs) tenant elections.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

